

Farm for Sale

Busey Farm Brokerage



MCLEAN COUNTY – FARM FOR SALE

Dough Farms Opportunity Fund I

99.45 +/- Taxable Acres

Arrowsmith Township, McLean County, Illinois

Location/General Information

The DFOF I farm is located three miles Northeast of Arrowsmith, Illinois. This farm has two wind turbines with a 2019 rental income of \$12,887.44 per year and a 2% minimum increase every year after.

Legal Description

The North 99.45 Acres of the Southeast ¼ of Section 23 North, Range 5 East.

Listing Price

99.45 Acres at \$10,950.00/A = \$1,088,977.50

Lease/Possession

The farm will be lease free for the 2020 crop year. Buyer will reimburse current tenant for fall tillage.

Contact Information



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Managing Broker	Broker
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busey.com

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McLean County FSA Data

Farm #	11959	Tract #	39568
Total Acres:	99.04	Tillable Acres:	97.91
Corn Base:	64.30	Soybean Base Acres:	31.70
HEL:	None	Program:	N/A
PLC Yield Corn:	116	PLC Yield SB:	39

Real Estate Tax Information

Parcel ID#	Acres	2018 Assessed Value	2018 Taxes Payable 2019
24-02-400-005	55.74	\$19,275.00	\$1,536.28
24-02-400-006	43.71	\$17,447.00	\$1,390.58

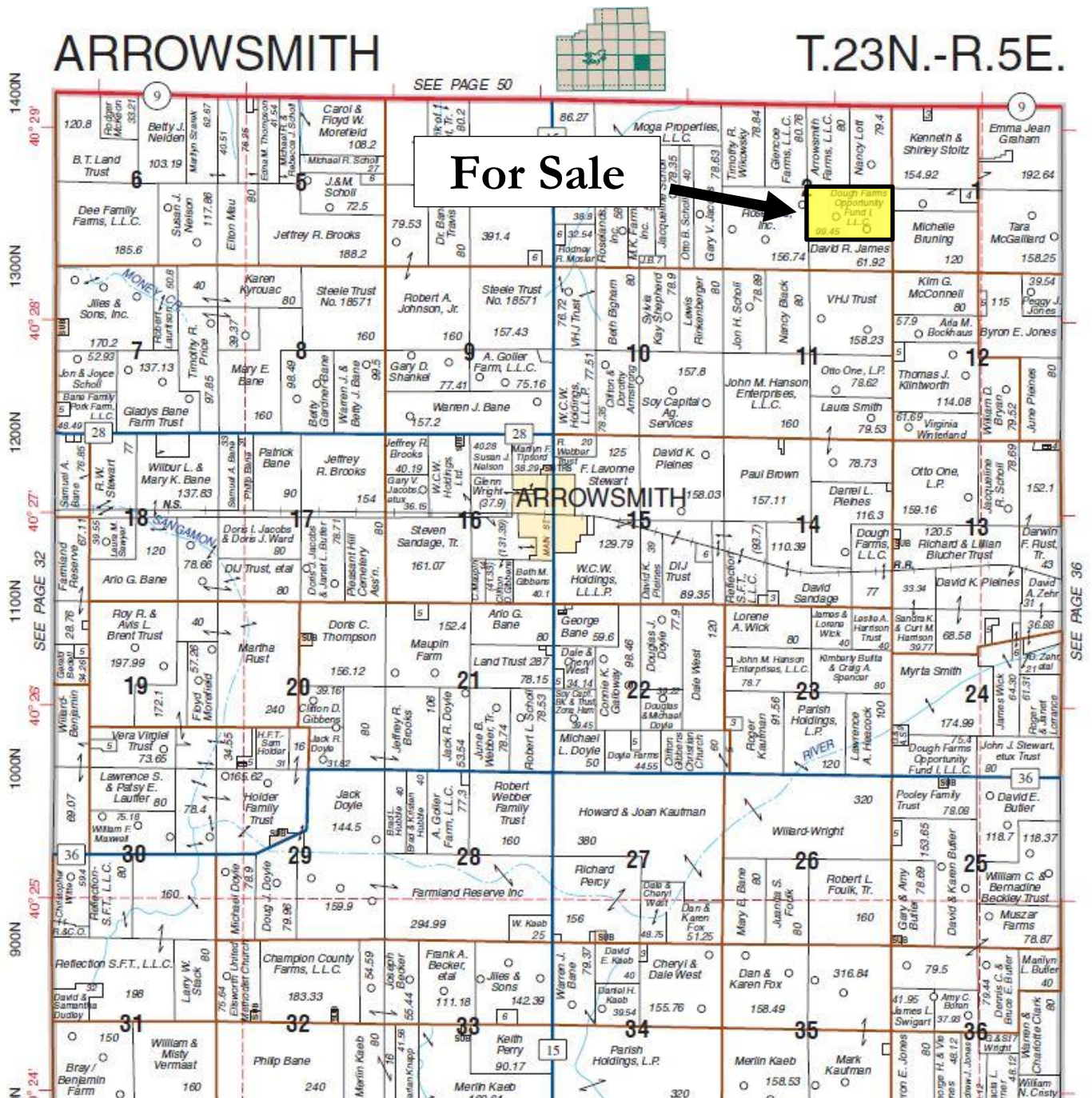
Yield History

	<u>Corn</u>	<u>SB</u>
2019	163	X
2018	202	X
2017	X	58
2016	201	X
2015	X	54
2014	193	X

Disclaimer: The information contained in this brochure is considered accurate. It is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that an independent inspection of the property be made by all buyers.

Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller

Plat Map



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Aerial Map and Soil Information 99.45 Acres



Soil Code	Soil Description	Acres	Percent of Field	Corn Bu/A	Soy Bu/A	Crop Productivity Index for optimum managment
622B2	Wyanet silt loam	40.39	40.60%	153	50	114
721A	Drummer & Elpaso silty clay loam	38.33	38.50%	194	63	143
622C2	Wyanet silt loam	12.07	12.10%	150	49	112
145B2	Saybrook silt loam	5.24	5.30%	170	54	125
149A	Brenton silt loam	3.42	3.40%	195	60	141
Weighted Average				170.8	55.4	126.4



Licensed Real Estate Broker Corporation

Steve Myers, Managing Broker

Phone: 309-962-2901

John Schuler Broker

Phone: 309-962-2901

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